

ORDINANCE NO. 16-2024

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING THE, "LAND DEVELOPMENT CODE" OF THE ABILENE CITY CODE, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING A CERTAIN PROPERTY; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 2 (Zoning Regulations) of the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit A, attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 3: That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

PASSED ON FIRST READING the 28th day of March, 2024.


A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the *Abilene Reporter-News*, a daily newspaper of general circulation in the City of Abilene, said publication being on the 16th day of February, 2024, the same being more than fifteen (15) days prior to a public hearing held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 a.m. on the 11th day of April, 2024, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON FINAL READING THIS 11th day of April, 2024.

ATTEST:



CITY SECRETARY



MAYOR

APPROVED:



CITY ATTORNEY

EXHIBIT A

Change the zoning classification of the following described land from a Single Family Residential (RS-8) District to a General Retail (GR) District.

Legal description as follows:

Being 1.939 acres out of a 14.33 acre tract out of the W.E. Vaughn Survey 101, Taylor County, Texas, said 1.939 being the same tract of land as described as 1.94 acres in Volume 1653, Page 940, Deed Records, Taylor County, Texas, and said 1.939 acres being more thoroughly described as follows:

Beginning at a set "x" in concrete, on the West line of Buffalo Gap Road, for the Southeast corner of Lot 1, Block A, Casey Addition, of record in Cabinet 4, Slide 167, Plat Records, Taylor County, Texas, and the Northeast corner of this tract, from which the Northwest corner of the William Vaughn Survey 101 bears of record N75°52'51"W 4288.46' and a TXDoT right of way monument bears N31°09'17"E 579.49';

Thence S31°09'15"W, along the West line of said Buffalo Gap Road a distance of 145.0' to a point for the Northeast corner of Lot 1, C.K. Salon Subdivision, of record in Cabinet 3, Slide 236, Plat Records, Taylor County, Texas, and the Southeast corner of this tract, from which a TXDoT right of way monument bears S31°09'15"W 1710.16';

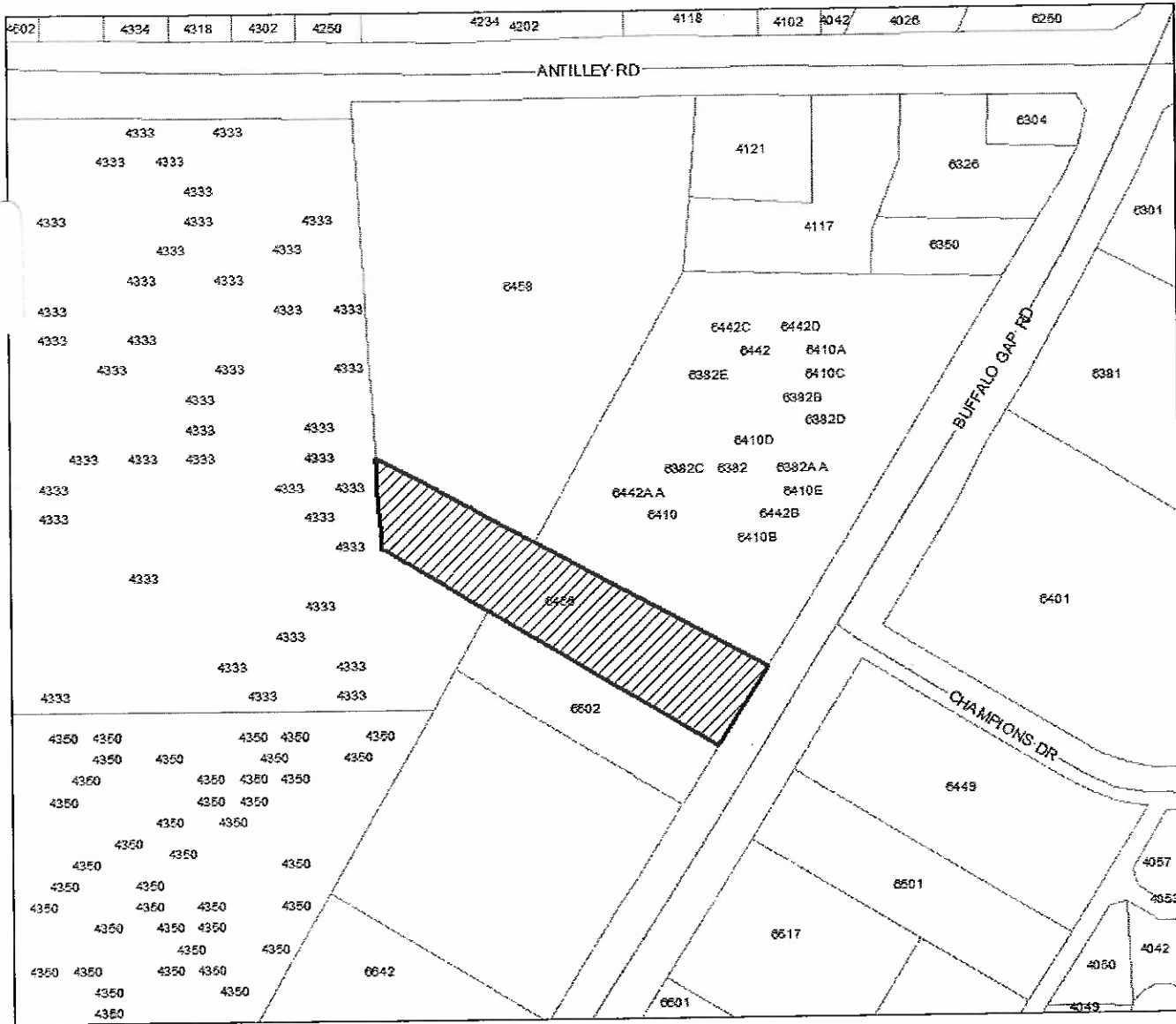
Thence N60°08'45"W, at 0.6' passing a set 3/8" rebar with a cap marked "Estes 5003" and continuing generally along a fence line, at 405.1' passing a point for an exterior corner of Antilley Road Subdivision and being S30°06'11"W of a found 3/8" rebar representing the Northwest corner of the C.K. Salon Subdivision and continuing for a total distance of 591.49' to a found 3/8" rebar for an interior corner of Section 1, Antilley Road Subdivision, of record in Cabinet 4, Slide 196, Plat Records, Taylor County, Texas, and the Southwest corner of this tract;

Thence N03°51'34"W, along the Easterly line of said Antilley Road Subdivision and generally along a fence line a distance of 144.71' to a found 3/8" rebar for the Southwest corner of a 6.7 acre tract described in Volume 1916, Page 884, Official Public Records, Taylor County, Texas, and the Northwest corner of this tract;

Thence S62°13'53"E, at 274.7' passing a found 1/2" rebar for the Southwest corner of said Casey Addition and continuing for a total distance of 675.55' to the point of beginning, containing 1.939 acres of land, more or less.

Surveyed on the ground February 28, 2024.

Located at 6466 Buffalo Gap Road, Abilene, Taylor County, Texas.



Location Map



Legend

6466 Z-2024-05

END